

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westmoreland County Consortium

State: PA

PJ's Total HOME Allocation Received: \$25,483,076

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	95.65 %	93.68 %	14	91.92 %	83		80
% of Funds Disbursed	89.03 %	87.26 %	12	82.65 %	80		76
Leveraging Ratio for Rental Activities	1.92	4.74	22	4.67	23		27
% of Completed Rental Disbursements to All Rental Commitments***	98.50 %	93.70 %	15	81.09 %	66		56
% of Completed CHDO Disbursements to All CHDO Reservations***	61.97 %	70.97 %	21	68.72 %	31		33
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.95 %	82.23 %	22	79.93 %	23		23
% of 0-30% AMI Renters to All Renters***	29.51 %	37.71 %	20	44.94 %	21		23
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.62 %	98.47 %	29	94.87 %	20		22
Overall Ranking:			In State:	26 / 29	Nationally:	28	33
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,579	\$19,492		\$25,717	244	Units	21.80 %
Homebuyer Unit	\$47,774	\$15,617		\$14,669	57	Units	5.10 %
Homeowner-Rehab Unit	\$13,707	\$15,974		\$20,391	503	Units	45.00 %
TBRA Unit	\$4,316	\$5,749		\$3,201	313	Units	28.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,109	\$121,289	\$20,632
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	87.2	78.9	92.4	90.1	Single/Non-Elderly:	25.7	12.3	15.7	14.4
Black/African American:	10.6	15.8	7.6	8.9	Elderly:	29.2	0.0	39.6	26.2
Asian:	0.9	0.0	0.0	0.0	Related/Single Parent:	32.7	52.6	14.9	43.8
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.3	31.6	26.5	8.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.1	3.5	3.2	7.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	1.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	1.8	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.4	1.8	0.0	1.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.7	14.0	41.0	41.2	Section 8:	75.7	0.0 [#]		
2 Persons:	15.5	19.3	25.3	26.8	HOME TBRA:	0.0			
3 Persons:	23.9	28.1	14.1	17.6	Other:	0.4			
4 Persons:	6.2	19.3	8.6	9.9	No Assistance:	23.9			
5 Persons:	3.5	10.5	8.2	3.5					
6 Persons:	1.8	7.0	2.4	1.0					
7 Persons:	0.4	1.8	0.2	0.0					
8 or more Persons:	0.0	0.0	0.2	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			66	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA Group Rank: 28
(Percentile)
State Rank: 26 / 29 PJs Overall Rank: 33
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	98.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	61.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	92.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

